

## PROJECT NARRATIVE FOR PRIVATE SWIM SCHOOL

Kim Courtney and her family have been offering swimming and water safety instruction aimed at helping children learn how to be safe in and around water in Scottsdale for five (5) years. The program is intended to help prevent what has become an annual sad litany of child drownings in the Valley. Given the nature of the program, and after meetings with the Courtneys, City Staff has recommended that a use permit be obtained to deal with any Zoning Ordinance issues that might be raised relative to their swimming instructions.

A use permit, therefore, is being requested for private swim school on a five (5) acre site zoned R1-70 ESL at the southeast corner of 74<sup>th</sup> Street and Dynamite Boulevard. The private swim school will continue to focus on swimming and water safety instruction for the purpose of protecting children in the water. The private program provides an invaluable service to the community because the City of Scottsdale's public pools cannot accommodate all the many children who need this instruction to be safe in and around pools. Additionally, the closest City pool to the children of Northeast Scottsdale is as far as 12 miles away.

The swim school program operates during part of the year from mid-March to the end of August. Instructions are given in eight (8) one-half hour sessions between the hours of 9:00 a.m. and 6:00 p.m. four days a week. During the 30 minute lesson periods there could be an average of 6-10 students, with a maximum of 12 students receiving instruction in any one period. There are typically four (4) volunteers/instructors on site during a lesson period. Adequate spacing has been provided between lessons to eliminate overlapping of students and parents and any associated access or parking conflicts. Providing this gap also increases safety for the students.

The Courtneys live on the property and offer lessons in a small lap pool in the rear yard. Access is provided from the long driveway off Dynamite that serves the home. The existing ten (10) foot wide shoulder along the south side of Dynamite Boulevard provides adequate sight distance for vehicles entering and exiting the site. Parking is regulated and occurs in defined areas along the driveway and in the drive area next to the lap pool. A landscape buffer of native trees and other vegetation provides screening for the parked cars. The driveway is treated with dust palliative and decomposed granite surface on a regular basis to control dust emission.

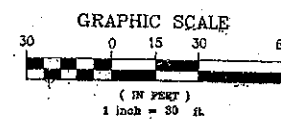
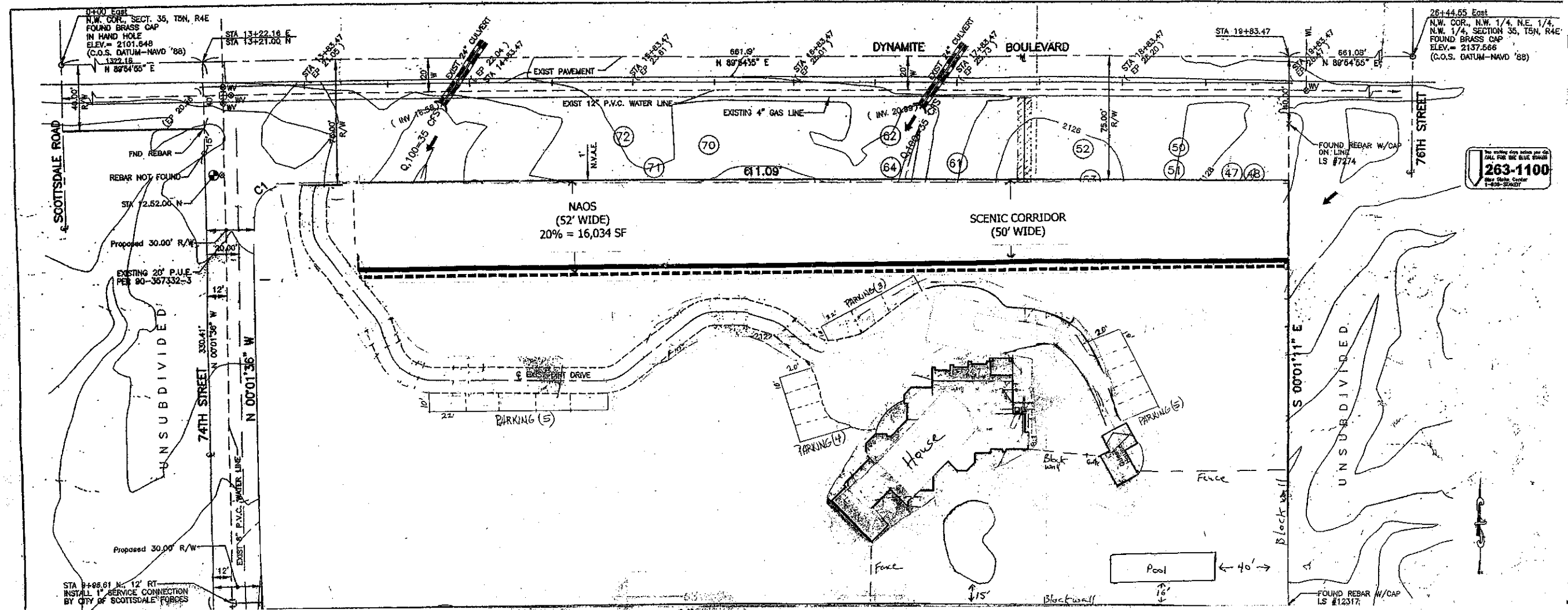
The swim school meets all private school criteria. The five (5) acre property exceeds the 86,000 square foot minimum lot size, and the gross floor of the home is well below the maximum of .2 FAR, or 38,000 square feet, allowed. No outdoor speakers or bells are used. All required natural area open space (NAOS) (20% per ordinance requirement) has been dedicated and over 80% of open space is actually provided on the site. All swim school activities take place in the lap pool area and no separate outdoor play areas are needed. Because the number of cars can be accommodated on the extensive driveway area, no parking lot is necessary. The driveway is surrounded by native vegetation and, for the most part, cars are screened from the adjacent street. Parking does not occur within the 60 foot front yard as would be allowed along Dynamite, which is a major arterial. The landscape setback for parking is also greater than the 20 foot minimum required adjacent to a residential district. No outdoor lighting is used for the swim program, and no outdoor swim school activities occur after 8:30 p.m.

A six (6) foot masonry wall is provided on the rear property line between the property and the home to the south. The lap pool is screened by the home itself on the west side, and a 6 foot masonry wall with a view fence is provided on the east side of the pool. Again, the swim school is located on Dynamite Boulevard, which is a major arterial, and thus meets the criteria of frontage on a street characterized by the Scottsdale General Plan as a minor collector or greater. No drop-off area is required for the swim school program. The lap pool is setback 15 feet from the adjacent south property line and 40 feet from the adjacent east property line. The home design is compatible with the surrounding residential area.

Site circulation is shown on the site plan and demonstrates safe access and adequate parking. The City's transportation staff has visited the site and confirmed that the existing access is adequate to serve the swimming instruction program and no changes are recommended, but that the ultimate improvement of Dynamite Boulevard may necessitate some accommodations in the future.

The swim school also meets the general use permit criteria. There is no detrimental impact to the public health, safety or welfare because there is no damage or nuisance from noise, smoke, odor, dust, vibration or illumination, and there is only minimal traffic associated with the seasonal swim school. The use is reasonably compatible with both residential and commercial/non-commercial equestrian uses in the area and enjoys the full support of its immediately adjacent neighbors to the south as well as other neighbors in the immediate area, many of whom have children or grandchildren who participate in the program.

The Courtneys have been offering these greatly needed swimming instruction services in the area for five (5) years and only recently was a concern raised in regard to the Zoning Ordinance. The Courtneys were visited at the site by a City inspector in July of 2004. The requested letter to the City describing the water safety instruction given at the site was submitted. There was no action or follow-up at that time due to the seasonal nature of the use. There have been no problems of any kind during the five years and no other concerns or complaints by neighbors to the Courtney's knowledge. The use permit application has been filed to assure that the swim program is in full compliance with all zoning ordinance regulations and that it continues to operate as a good neighbor with minimal impacts.



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